

IN RE: PETITION FOR RESIDENTIAL \* BEFORE THE  
ZONING VARIANCE  
N/S Fairwood View Court, 702.87' \* ZONING COMMISSIONER  
W of c/l of Cooper Road  
15 Fairwood View Court \* OF BALTIMORE COUNTY  
10th Election District  
6th Councilmanic District \* Case No. 99-108-A  
Scott Rasmussen, et al, Petitioners  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Scott Rasmussen and Maryann Kohan, property owners, for that property known as 15 Fairwood View Court in the Fairwood of Hunt Valley subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A03.4.B.4 or 1A03.4.B.2 (1998 ed.) of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 14 ft. from the western side property line to the proposed attached garage, in lieu of 50 ft. required; a variance to permit a rear yard setback of 38 ft. from the rear property line in lieu of the 50 ft. required, and to amend the Final Development Plan for Fairwood of Hunt Valley, in an R.C.4. zone. The property and relief sought are more particularly described on Petitioners' plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.


The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of October 1998, that the Petition for a Residential Variance from Section 1A03.4.B.4 or 1A03.4.B.2 (1998 ed.) of the BCZR to allow a side yard setback of 14 ft. from the western side property line to the proposed attached garage, in lieu of 50 ft. required; a variance to permit a rear yard setback of 38 ft. from the rear property line, in lieu of the 50 ft. required, and to amend the Final Development Plan for Fairwood of Hunt Valley, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

October 7, 1998

Mr. Scott Rasmussen  
Ms. Maryann Kohan  
15 Fairwood View Court  
Phoenix, Maryland 21131

RE: Petition for Administrative Variance  
Case No. 99-108-A  
Property: 15 Fairwood View Court

Dear Mr. Rasmussen and Ms. Kohan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

c: Howard L. Alderman, Jr., Esquire  
Levin and Gann, P.A.  
Suite 113, 305 W. Chesapeake Avenue  
Towson, Maryland 21204





# 108

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 15 Fairwood View Court

which is presently zoned R.C. 4

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHMENT A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Howard L. Alderman, Jr., Esquire

(Type or Print Name)

Signature

Levin & Gann, P.A.

305 W. Chesapeake Ave. 410-321-0600

Address Suite 113

Phone No

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s)

Scott Rasmussen & Maryann Kohan

(Type or Print Name)

Signature

Scott Rasmussen

(Type or Print Name)

Signature

Maryann Kohan

Maryann Kohan

15 Fairwood View Ct. 410-385-9437

Address

Phone No

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Howard L. Alderman, Jr., Esquire  
Levin & Gann, P.A.

Name

305 West Chesapeake Avenue

Suite 113

410-321-0600

Address Towson, Maryland 21204

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JL

DATE

9/10/98

ESTIMATED POSTING DATE:

9/20/98



Printed with Soybean Ink  
on Recycled Paper

ITEM #:

108

**99-108-A**

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15 Fairwood View Court  
address  
Phoenix, Maryland 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHMENT B

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Scott Rasmussen  
(signature)  
Scott Rasmussen  
(type or print name)



Mary Ann Kohan  
(signature)  
Mary Ann Kohan  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of September 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott Rasmussen and Mary Ann Kohan

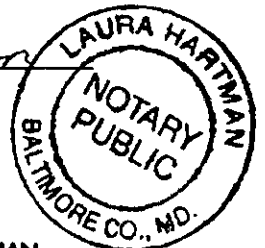
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 4, 1998  
date

Laura Hartman  
NOTARY PUBLIC

My Commission Expires:



LAURA HARTMAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 10, 1999

A-801-PP

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15 Fairwood View Court  
address  
Phoenix, Maryland 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHMENT B

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Scott Rasmussen  
(signature)  
Scott Rasmussen  
(type or print name)



Mary Ann Kohan  
(signature)  
Mary Ann Kohan  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott Rasmussen and Mary Ann Kohan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 4, 1998  
date

Laura Hartman  
NOTARY PUBLIC

My Commission Expires:

LAURA HARTMAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 10, 1999



A-801-PP



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 15 Fairwood View Court

which is presently zoned R.C. 4

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHMENT A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Howard L. Alderman, Jr., Esquire

(Type or Print Name)

Signature

Levin & Gann, P.A.

305 W. Chesapeake Ave. 410-321-0600

Address Suite 113

Phone No

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Scott Rasmussen & Maryann Kohan

(Type or Print Name)

Signature Scott Rasmussen

(Type or Print Name)

Signature Maryann Kohan

15 Fairwood View Ct. 410-385-9437

Address

Phone No

Phoenix, Maryland 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Howard L. Alderman, Jr., Esquire

Levin & Gann, P.A.

Name 305 West Chesapeake Avenue

Suite 113

410-321-0600

Address Towson, Maryland 21204

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 108

**99-108-A**

**Attachment A****PETITION FOR ADMINISTRATIVE VARIANCE**

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Address: 15 Fairwood View Court  
Legal Owners: Scott Rasmussen & Maryann Kohan  
Contract Purchaser: N/A  
Present Zoning: R.C. 4

***VARIANCE RELIEF REQUESTED:***

A variance from BCZR § 1A03.4.B.4 (1979 ed.; § 1A03.4.B.2, 1998 ed.) to permit a side yard setback of 14 feet (14') from the western side property line to the proposed garage in lieu of the 50 feet (50') required; a variance from BCZR § 1A03.4.B.2 to permit a rear yard setback of 38 feet (38') from the rear property line in lieu of the 50 feet (50') required; and to amend the Final Development Plan for Fairwood of Hunt Valley in accordance with the requested relief.

***JUSTIFICATION:***

1. Irregular shape, topography and pre-existing configuration of lot;
2. Due to the unique and irregular shape of the lot, the topography and the configuration of the existing residential dwelling, the Petitioners will be unable to construct the proposed garage without the grant of a variance.
3. For such further reasons as will be presented at the time of the hearing on this Petition if same is requested.



Attachment B

108

PETITION FOR ADMINISTRATIVE VARIANCE

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Address: 15 Fairwood View Court  
Legal Owners: Scott Rasmussen & Maryann Kohan  
Contract Purchaser: N/A  
Present Zoning: R.C. 4

That, based upon personal knowledge, the following are the facts upon which we base our request for Administrative variance at the above address:

- We are the legal owners and the occupiers of the above-referenced residentially-zoned real property; and
- The subject property is shaped uniquely and irregularly from other properties in the area; and
- The topography of the subject property is unique insofar as it slopes from the rear to the front of the lot; and
- The proposed garage cannot be constructed in any other location on the subject property because the configuration of the existing dwelling is such that access from the proposed garage into the existing dwelling cannot be established in a reasonable or logical manner; and
- Without approval of the requested variance, the Petitioners would be denied the opportunity to construct the proposed garage; and
- To the best of our knowledge, information and belief, the granting of the variance would be in accordance with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the public health, safety or general welfare.

108

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**FOR ADDITIONAL INFORMATION CONTACT:**

Howard L. Alderman, Jr., Esquire  
Levin & Gann, P.A.  
305 W. Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204

(410) 321-0600  
Fax: (410) 296-2801  
halderma@counsel.com

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## ZONING DESCRIPTION

ZONING DESCRIPTION FOR 15 Fairwood View Court beginning at a point on the north side of Fairwood View Court which is 24 feet wide at the distance of 702.87' west of the centerline of the nearest improved intersecting street Cooper Road which is  $\pm 20'$  wide. Being Lot #19, Block N/A, Section # N/A in the subdivision of Fairwood of Hunt Valley as recorded in Baltimore County Plat Book #40, Folio #17, containing 1.475 acres. Also known as 15 Fairwood View Court and located in the 10th Election District 6th Councilmanic District.

99-108-A

BALTIMORE COUNTY, MARYL  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

JUL #108

No. 054716

DATE 9/10/98 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: RASMUSSEN

FOR: RES. VAR. + AMEND DEV PLAN (SPH)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
9/10/1998 9/10/1998 09:28:41

REG 0502 CASHIER PMS PFM WRITER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 057775

CF NO. 054716

100.00 CHECK # 10

Baltimore County, Maryland

99-108-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.:

ADMIN  
99-108

Petitioner/Developer:

RASMUSSEN, ETAL  
% LEVIN & GANN (BOB PORTER)

Date of Hearing/Closing:

10/5/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at

15 FAIRWOOD VIEW CT

The sign(s) were posted on

9/20/98

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 9/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

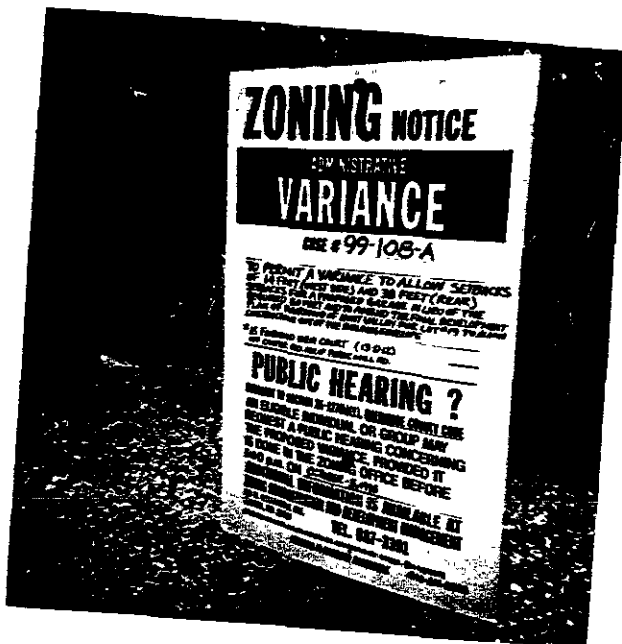
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



15 FAIRWOOD VIEW CT

P-9/20/98 CASE # 99-108-A

CL-10/5/98

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 108 -A Address 15 FAIRWOOD ~~VIEW~~ VIEW CT.  
Contact Person: JOHN LEWIS Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 9/10/98 Posting Date: 9/20/98 Closing Date: 10/5/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT.**

Case Number 99- 108 -A Address 15 FAIRWOOD VIEW CT  
Petitioner's Name RASMUSEN + KOHAN Telephone 410 321 0600  
Posting Date: 9/20/98 Closing Date: 10/5/98  
Wording for Sign: TO PERMIT A VARIANCE TO ALLOW SETBACKS OF 14 FT. (WEST SIDE) AND 38 FT. (REAR), SETBACKS FOR A PROPOSED ATTACHED GARAGE IN LIEU OF THE REQUIRED 50 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN OF FAIRWOOD OF HUNT VALLEY FOR LOT # 19 TO ALLOW CONSTRUCTION OUT OF THE BUILDING ENVELOPE.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 108

Petitioner: SCOTT RASMUSSEN & MARYANN KOHAN  
VIEW

Address or Location: 15 FAIRWOOD COURT

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: HOWARD L. ALDERMAN, JR., ESQUIRE  
LEVINE & GANN, P.A.

Address: 305 WEST CHELSEA AVE, SUITE 113  
TOWSON, MD 21204

Telephone Number: 410.321.0600

Revised 2/20/98 - SCJ

**99-108-A**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 6, 1998

Mr. Howard L. Alderman, Esq.  
Levin and Gann, P.A.  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Item No.: 108  
Case No.: 99-108-A  
Location: 15 Fairwood View Ct.

Dear Mr. Alderman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** September 22, 1998

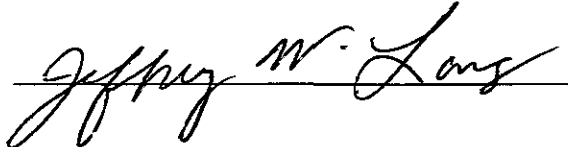
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):  
Item No (s): 101, 108, 109, and 110

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Date: 9.22.94

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 108 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

September 24, 1998

TO: Mr. Jablon, Director  
Planning and Development Management  
STOP 1105

FROM: ROBERT P. SAUERWALD  
FIRE MARSHAL OFFICE  
STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

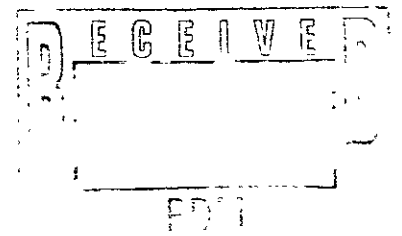
LO: DISTRIBUTION MEETING OF SEPT. 21, 1998.

ITEM: SEE BELOW Zoning Agenda:

Comments:

In response to your request, the referenced property has been submitted to this Bureau and the comments below are applicable and recommended to be corrected or incorporated into the final plans for the property.

8 The Fire Marshal's Office has no comments at this time, with REFERENCE TO THE FOLLOWING ITEM NUMBERS: 101, 103, 104, 105, 106, (108) 109, 110 AND 112.



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley,  
Permits and Development Review  
DEPRM

DATE: 9/23/98

SUBJECT: Zoning Advisory Committee  
Meeting Date: 9/21/98

The Department of Environmental Protection & Resource Management has no  
comments for the following Zoning Advisory Committee Items:

*Additional*

Item #'s: *108*

RBS:sp

BRUCE2/DEPRM/TXTS8P

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 15 FAIRWOOD VIEW COURT

Subdivision name: FAIRWOOD OF HUNT VALLEY

plat book# 40 , folio# 17 , lot# 19 , sections# N/A

OWNER: SCOTT RASMUSSEN & MAR(ANN) KOHAN  
FAIRWOOD VIEW COURT  
(50' R/W - PAVED 24')

702.87' W OF C  
OF COOPER ROAD  
R=350' 12.00' Z  
S 13° 50' 00" E 264.00'  
S 13° 50' 00" E 163.07'

50' B.S.L.  
APPROX. LOCATION  
OF SEPTIC RESERVE  
AREA

PROF. 1 STORY  
GARAGE  
WD FRAME  
2-8' HEIGHT

EXISTING  
2 STORY  
WD. FRAME  
RESIDENCE

10' WIDE  
ASPHALT DRIVE

APPROX LOCATION  
OF WELL

OWNERSHIP OF ADJACENT PARCEL  
OWNER: ELMER + ELIZABETH COOK  
LOT: 30 SETBACKS: 50' FRONT, SIDE  
TAX ACC. NO: 1700011867 DEED REF: 1754/785 LOT DIM: 609' 4"  
USE: RESIDENTIAL  
SUBDIV: FAIRWOOD OF HUNT VALLEY

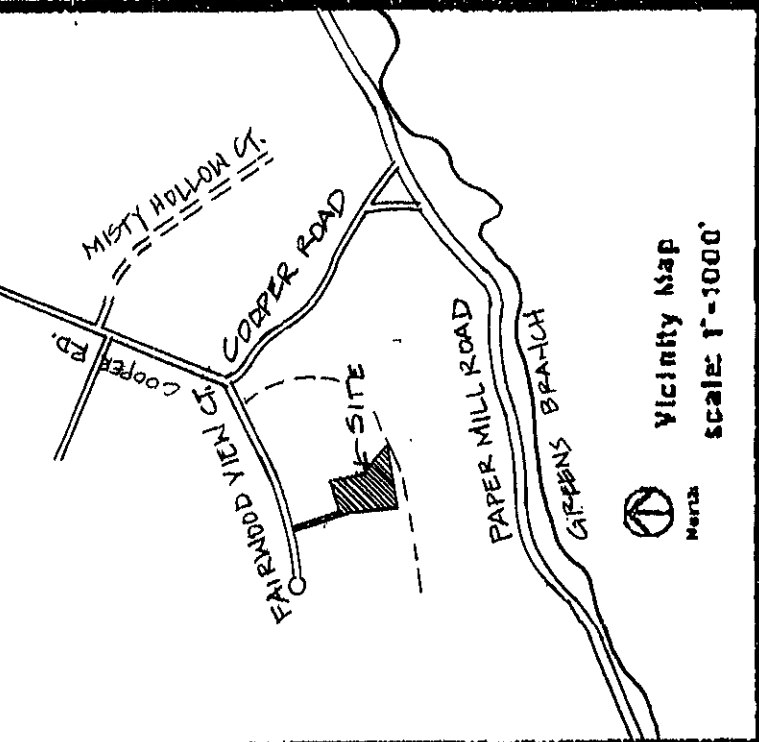
Scale of Drawing: 1" = 50'-0"

North

date: 7-21-98

prepared by: PATRICK SUTTON ASSOC.

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 10

Councilmanic District: 6

1"=200' scale map#: N.E. 20-A

Zoning: RC4

Lot size: 1.475 acreage 64,251 square feet

SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ No ☒ Yes

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JL 108

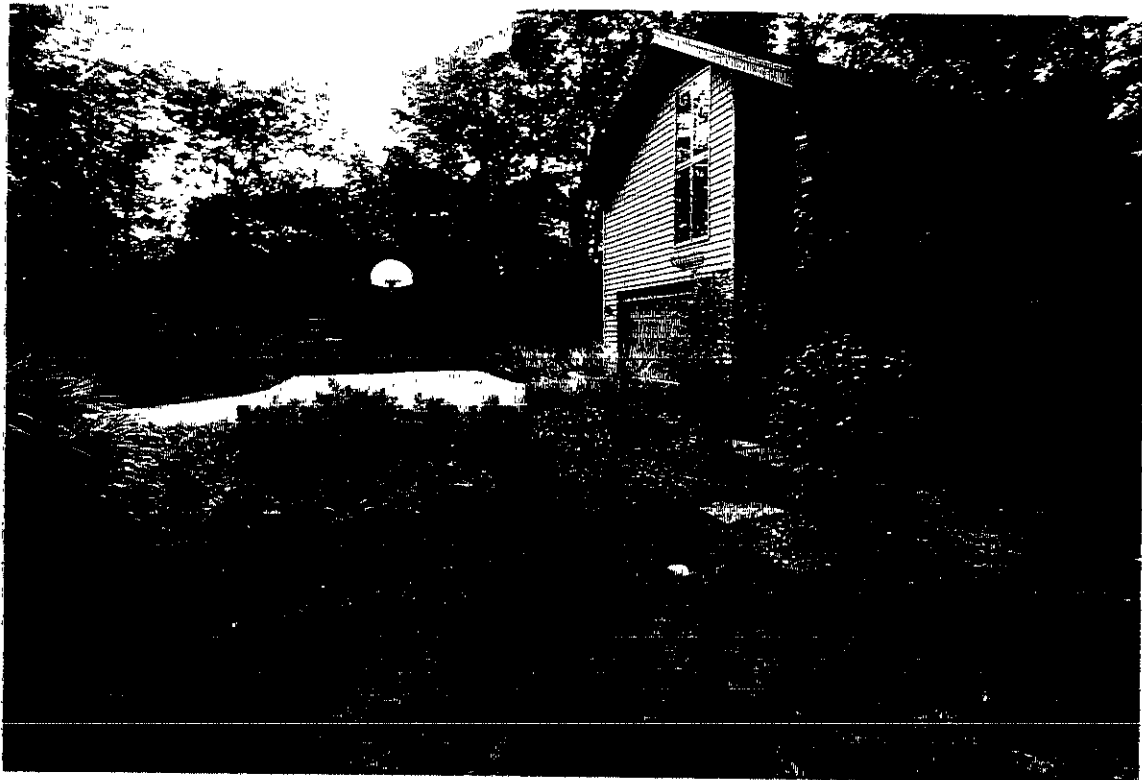
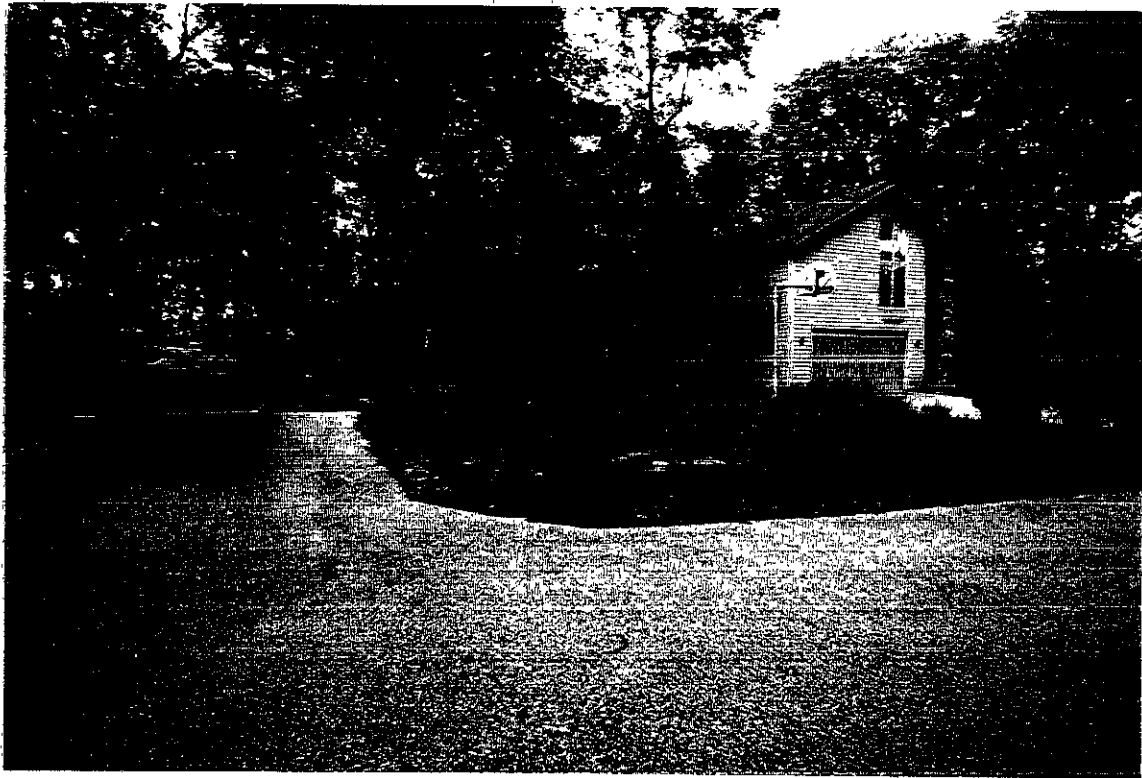
99-108-A



99-108-A

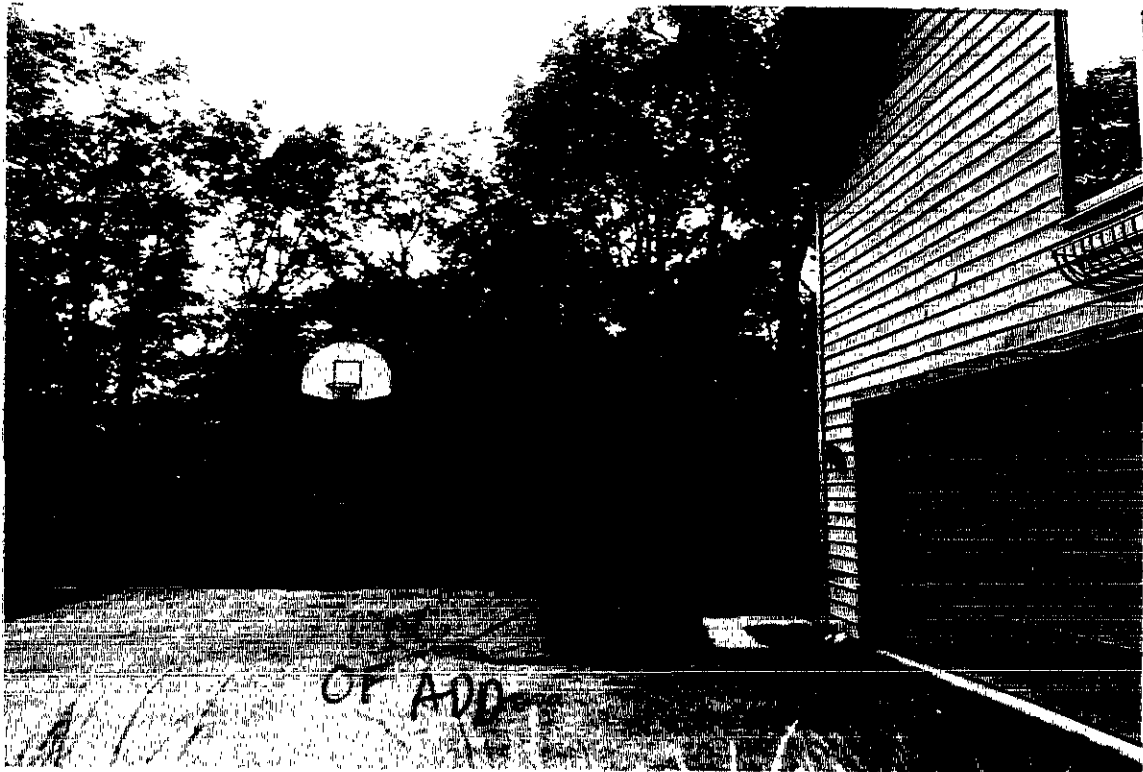
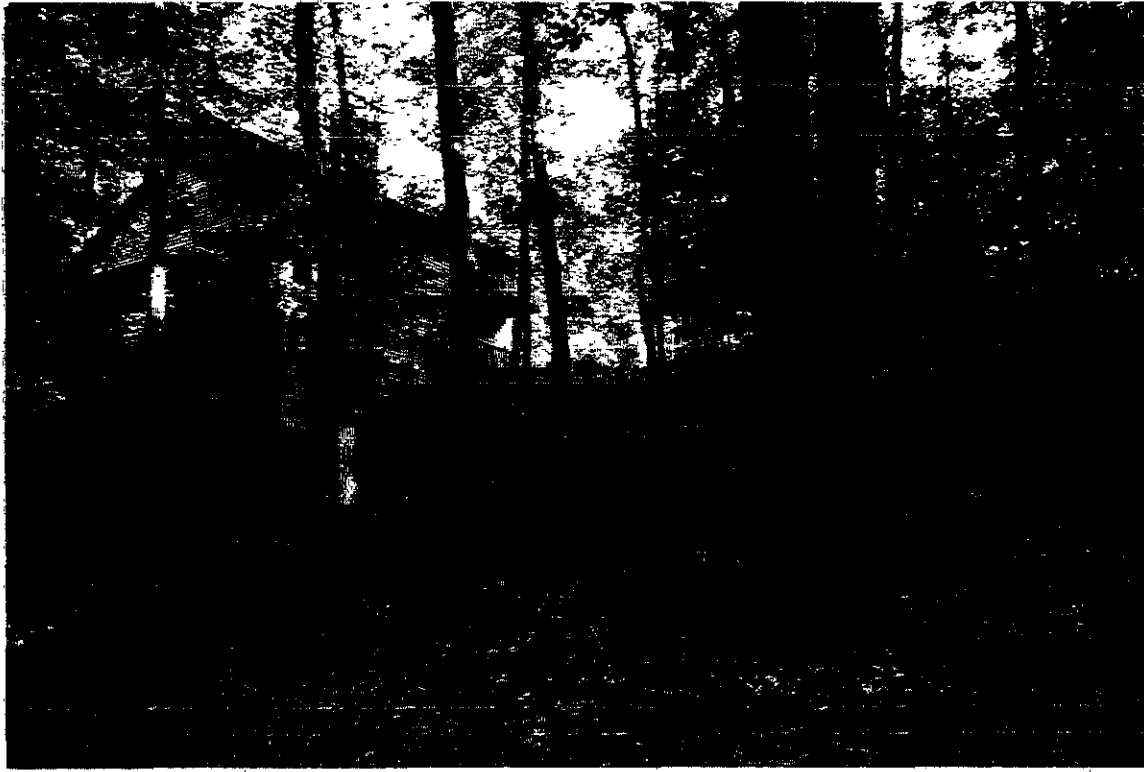


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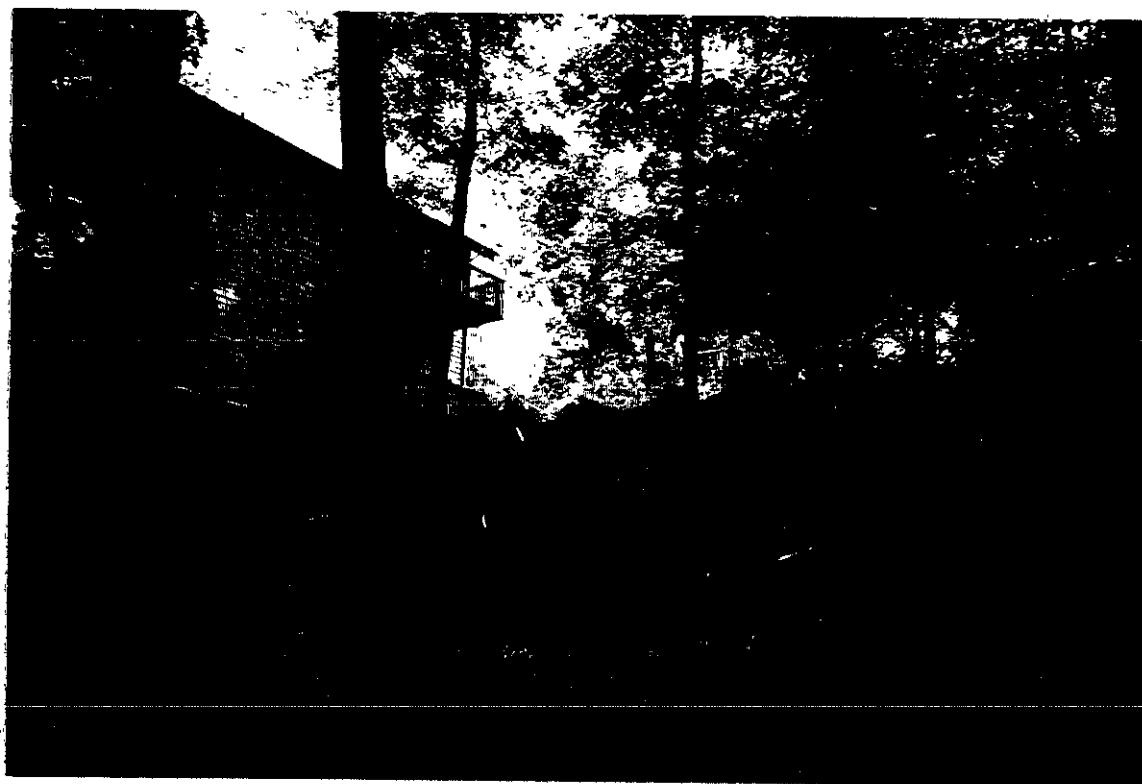


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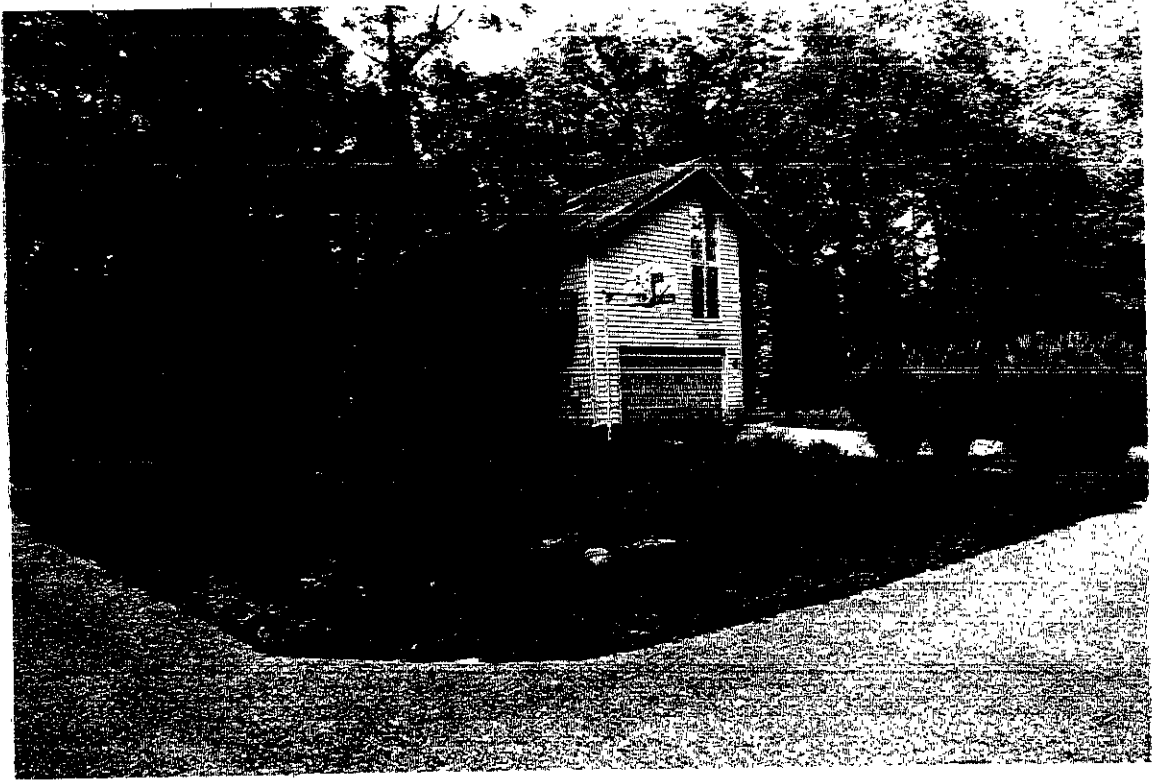




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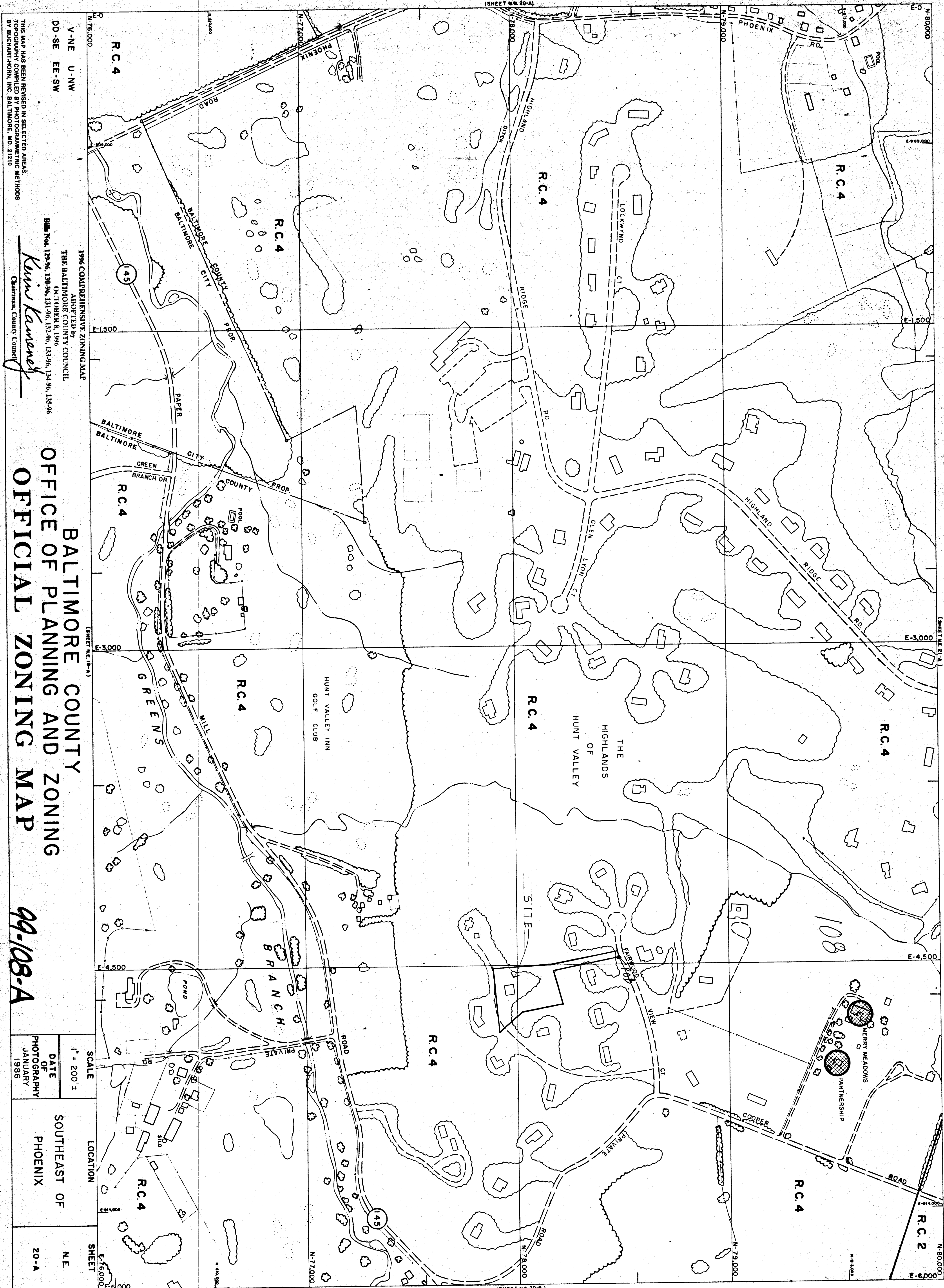


99-108-A



99-108-A





V - NE U - NW  
 DD - SE EE - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
 TO REFLECT CHANGES IN ZONING DISTRICTS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

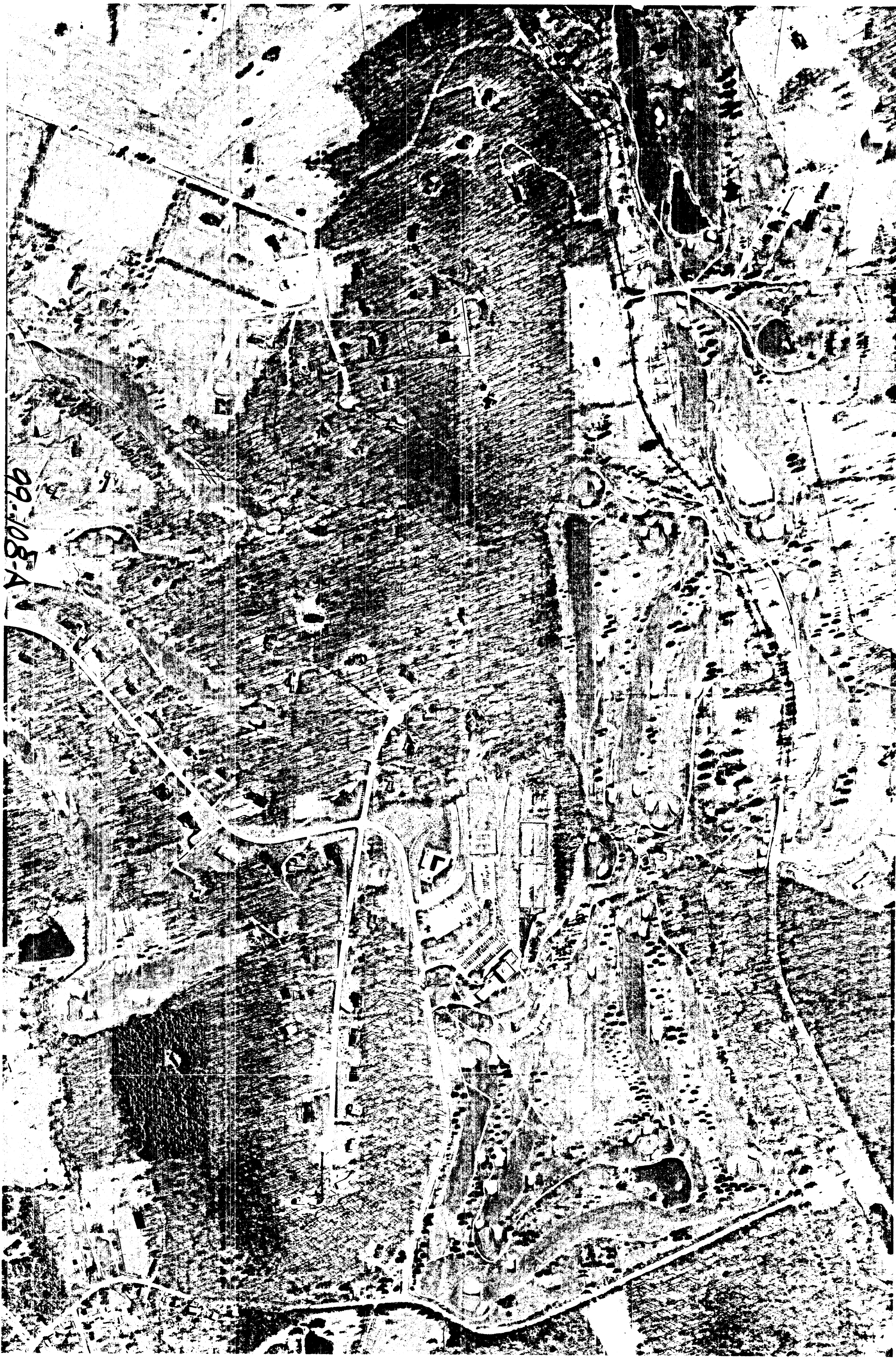
*Karin Kamrath*  
 Chairman, County Council

**BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP**

99-108-A

SCALE	LOCATION	SHEET
1" = 200'	SOUTHEAST OF	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	PHOENIX	20-A





99-108-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

LOCATION		SHEET
SOUTHEAST OF PHOENIX		N.E. 20-A
SCALE		DATE OF PHOTOGRAPHY
1" = 200' ±		JANUARY 1986